



GALLERIA

LOFTS

NEW **LUXURY** RESIDENCES IN THE HEART OF FORT LAUDERDALE



SOBELCO



GALLERIA
LOFTS

Galleria Lofts is the latest collection of modern luxury residences from SobelCo, a leading South Florida builder. This intimate community of just 48 homes in the heart of vibrant downtown Fort Lauderdale combines contemporary design with spacious comfort to form a tranquil, urban oasis ideal for any lifestyle.

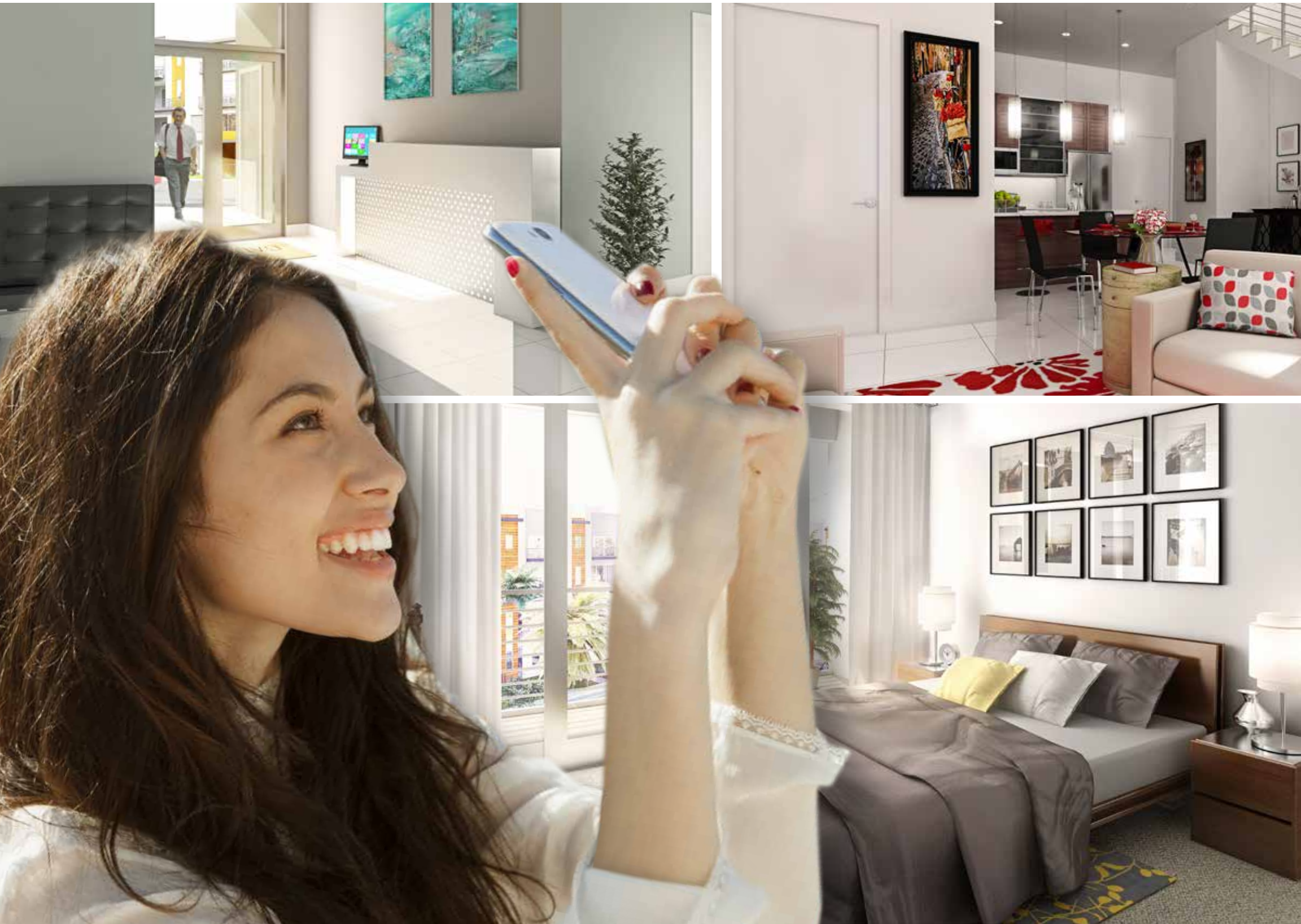


A LOCATION TO LOVE





Fort Lauderdale, known as the "Venice of America," is a boater's paradise with over 165 miles of canals and waterways, plus 7 miles of world famous beaches. Galleria Lofts is located in an enviable eastern location with amazing shopping, casual to elegant dining and day-to-day conveniences at your doorstep. Expand your cultural expression with renowned performing arts centers, theaters, museums, galleries and much more. When it comes to nightlife, there is nothing more infectious than the energy of Las Olas Boulevard featuring some of South Florida's hottest entertainment venues, and just a short Vespa or bike ride from Galleria Lofts. All this makes Galleria Lofts the perfect location to call home.





MODERN ELEGANCE

Galleria Lofts immediately captivates your senses blending modern, innovative, urban design with lushly landscaped exteriors. From the moment you enter your bright, spacious home at Galleria Lofts through the private entry, you will notice the meticulous details incorporated in every square foot. From open home designs with elevated ceilings to well-appointed kitchens featuring stainless steel appliances and contemporary flat panel cabinets, quality shows through in every warm, inviting room of your home. The style continues with a resort-style wet room featuring ergonomic and comfortable free-standing soaking tubs, 12"x12" matte porcelain tile floors and floating vanities along with modern staircases with reflective steel railings. Each home at Galleria Lofts features the latest innovations in efficiency.



FEATURES & AMENITIES

- Gated, private community entry
- Secure lobby area with central elevator
- Telephone entry system into building with video monitoring
- Elegant covered entries (per plan)
- Open, spacious floorplans
- Impact resistant windows & glass doors
- 18"x18" porcelain tile in all main living areas
- Deluxe stainless steel appliances
- Contemporary flat panel cabinets



- Contemporary solid surface countertops
- Recessed hi-hat lighting throughout home (per plan)
- Plush stain resistant carpet in all bedrooms
- Luxurious private wet room in master bath
- Freestanding oval tub in master bath
- Contemporary floating vanity with undermount lavatory in baths
- Open pool & leisure area
- Designer landscaping
- Private park for community residents





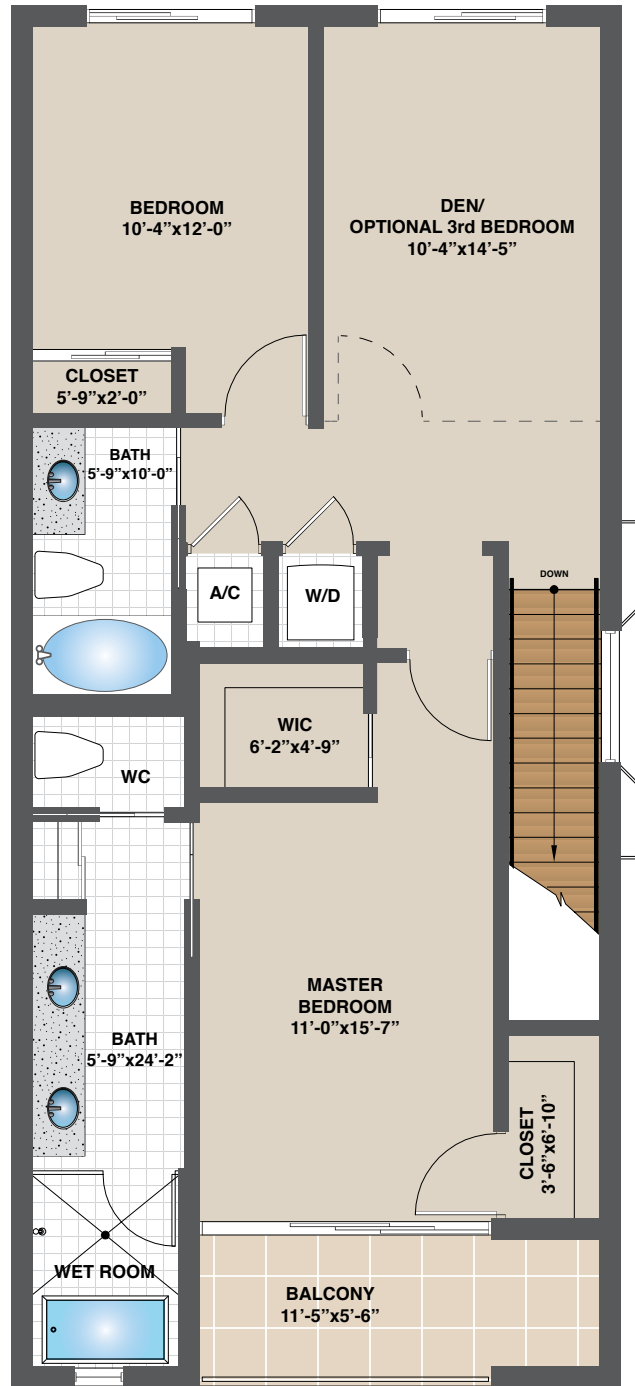
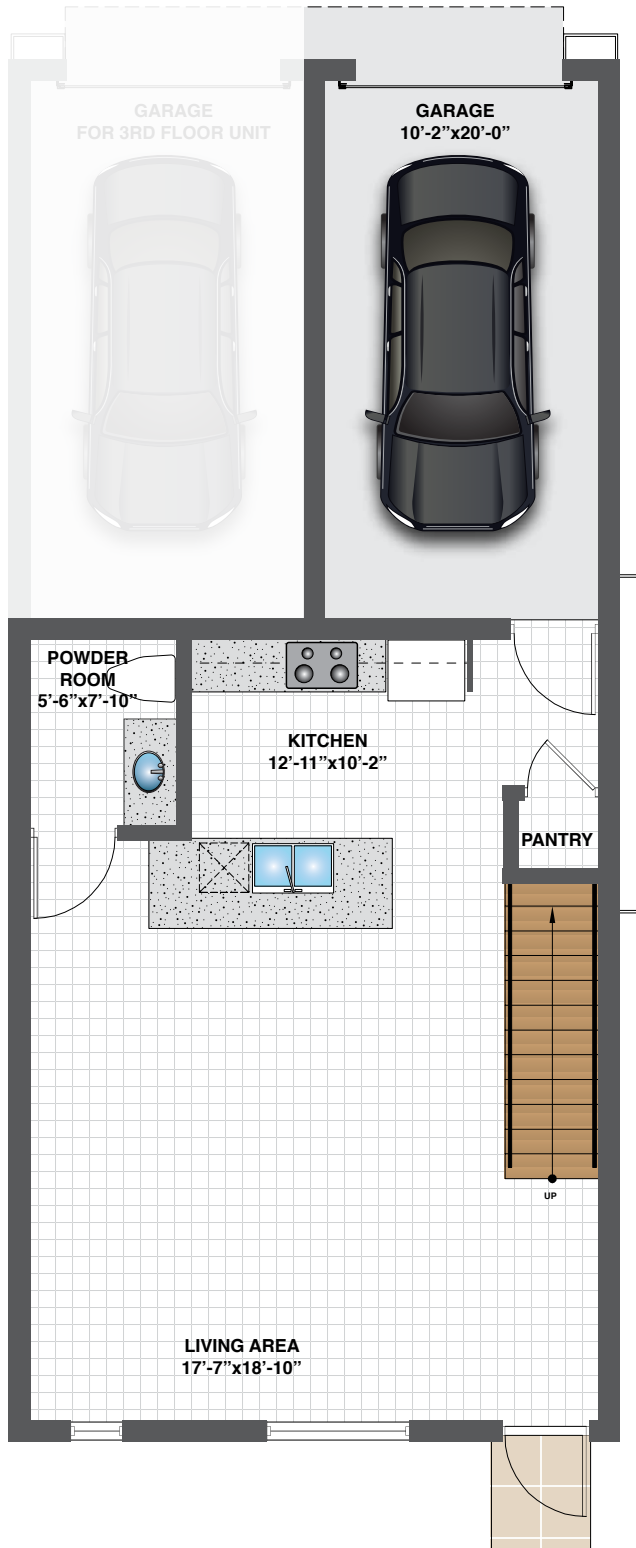






SHIMMERING POOL & LOUNGE AREA





MODEL A - EAST

2 Bedroom, 2.5 Bath
Den/Bedroom Option + Garage

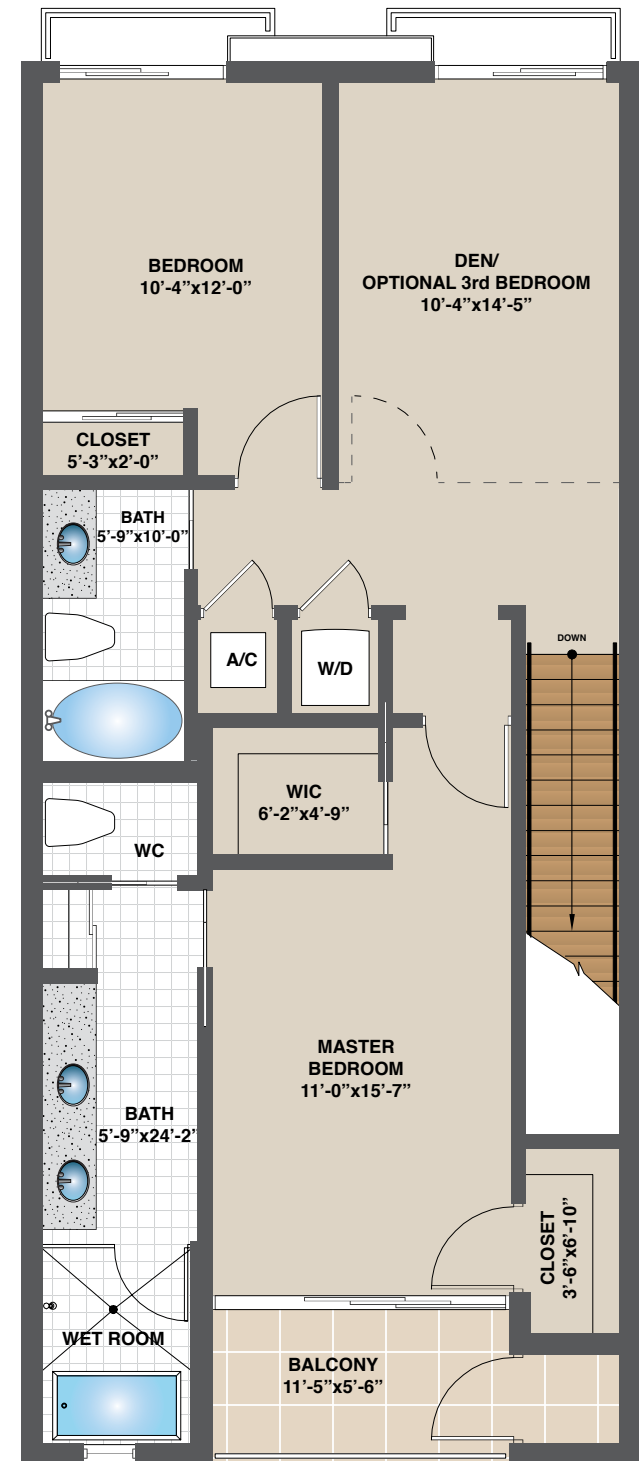
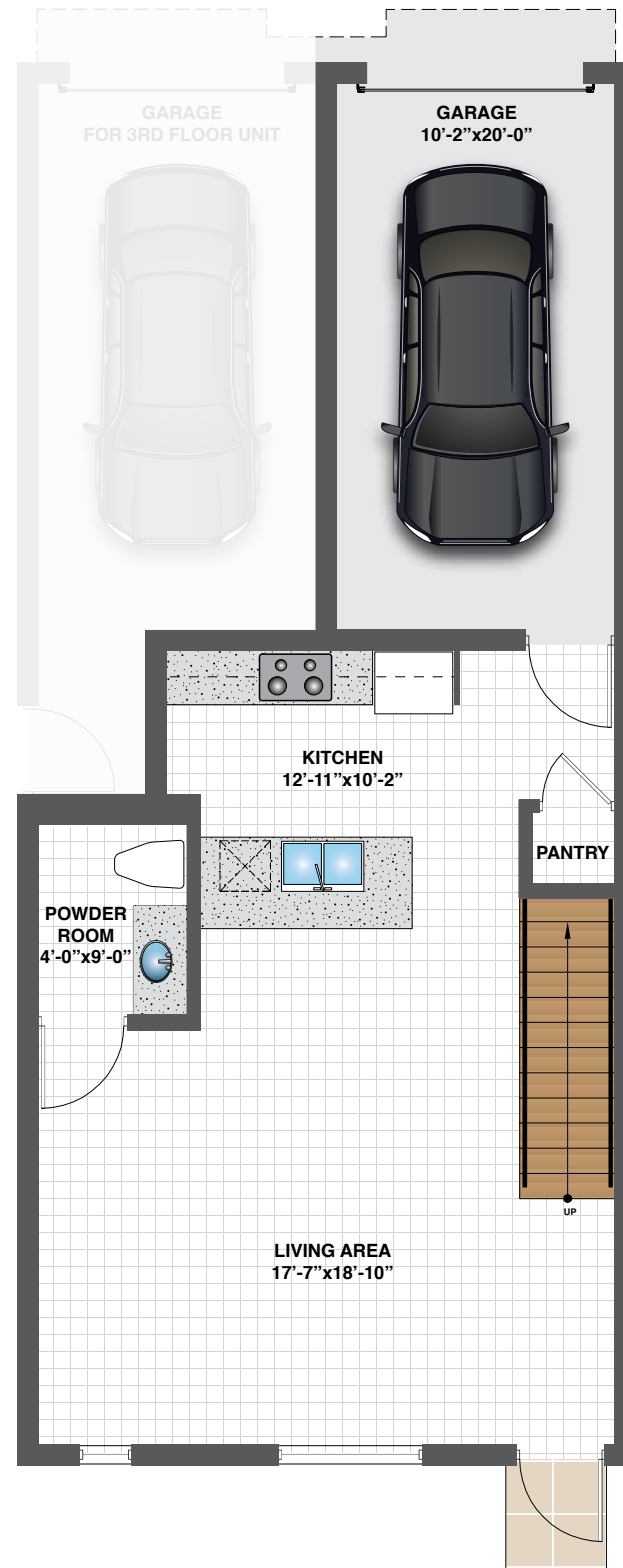
1,789 A/C sq. ft.
2,110 Total sq. ft.

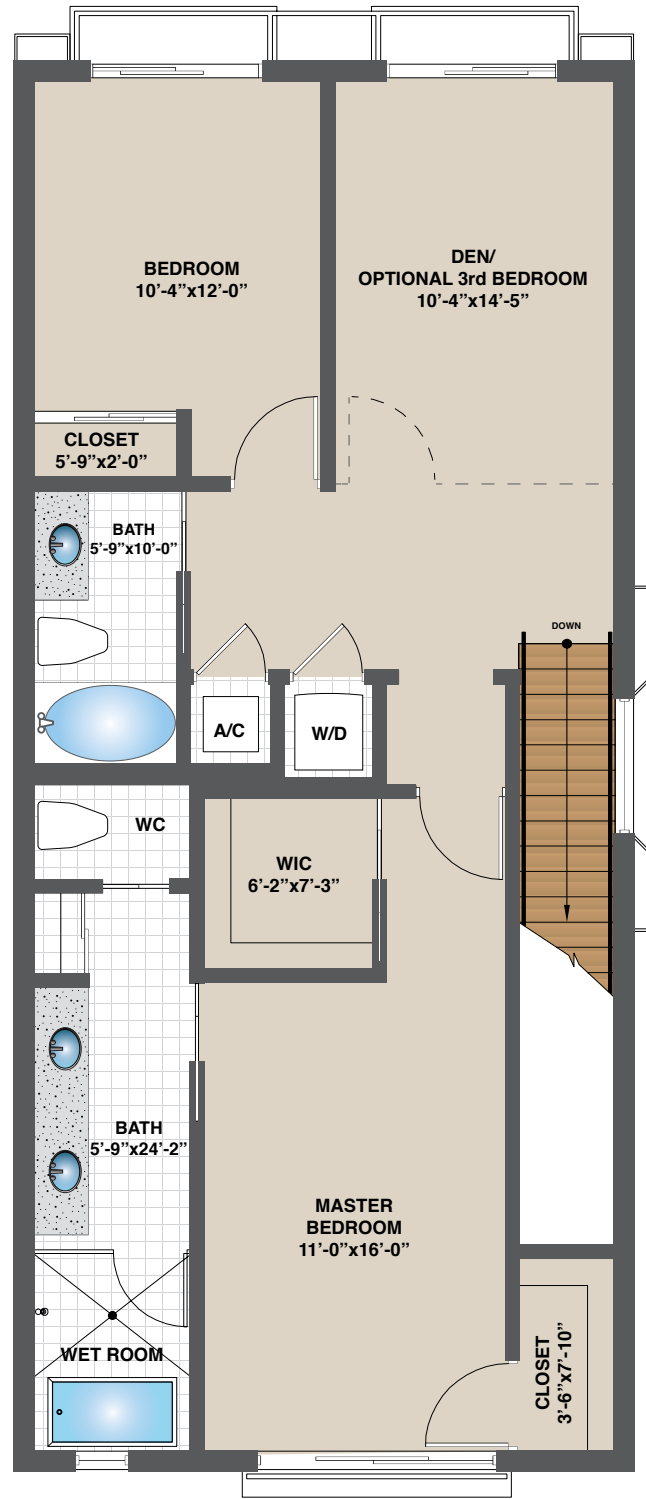
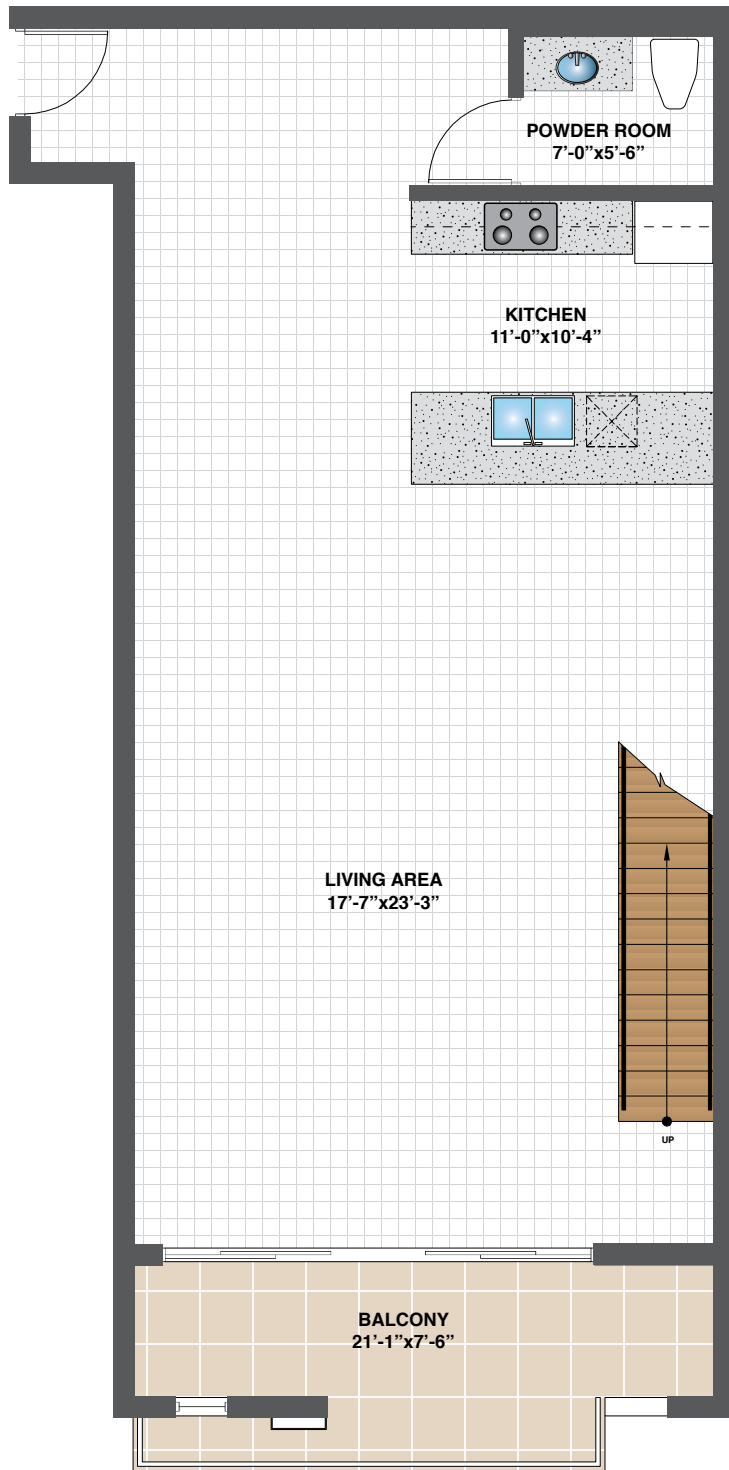
Fort Lauderdale is known as the "Venice of America" for its extensive system of waterways, including the New River, Intracoastal Waterway and large number of canals.

MODEL B - EAST

2 Bedroom, 2.5 Bath
Den/Bedroom Option + Garage

1,734 A/C sq. ft.
2,040 Total sq. ft.





MODEL C - EAST

2 Bedroom, 2.5 Bath
Den/Bedroom Option + Garage

2,156 A/C sq. ft.
2,505 Total sq. ft.

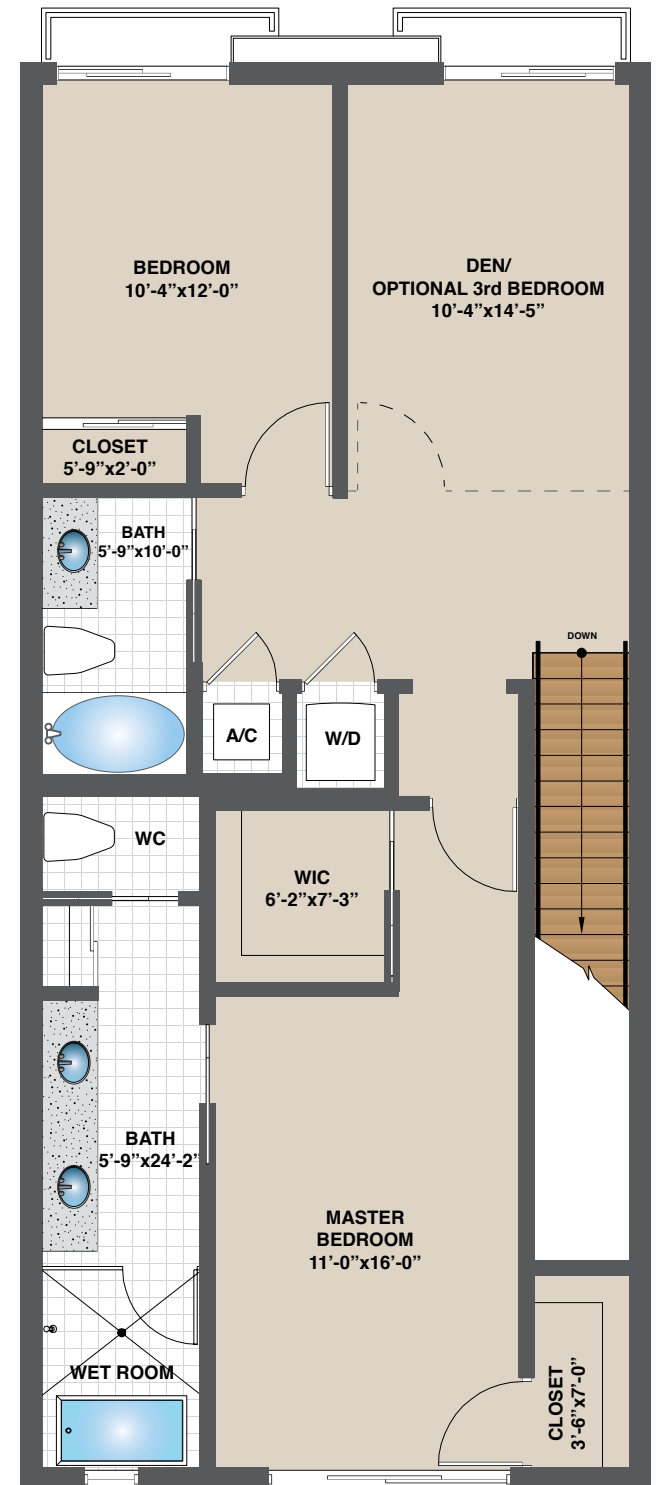
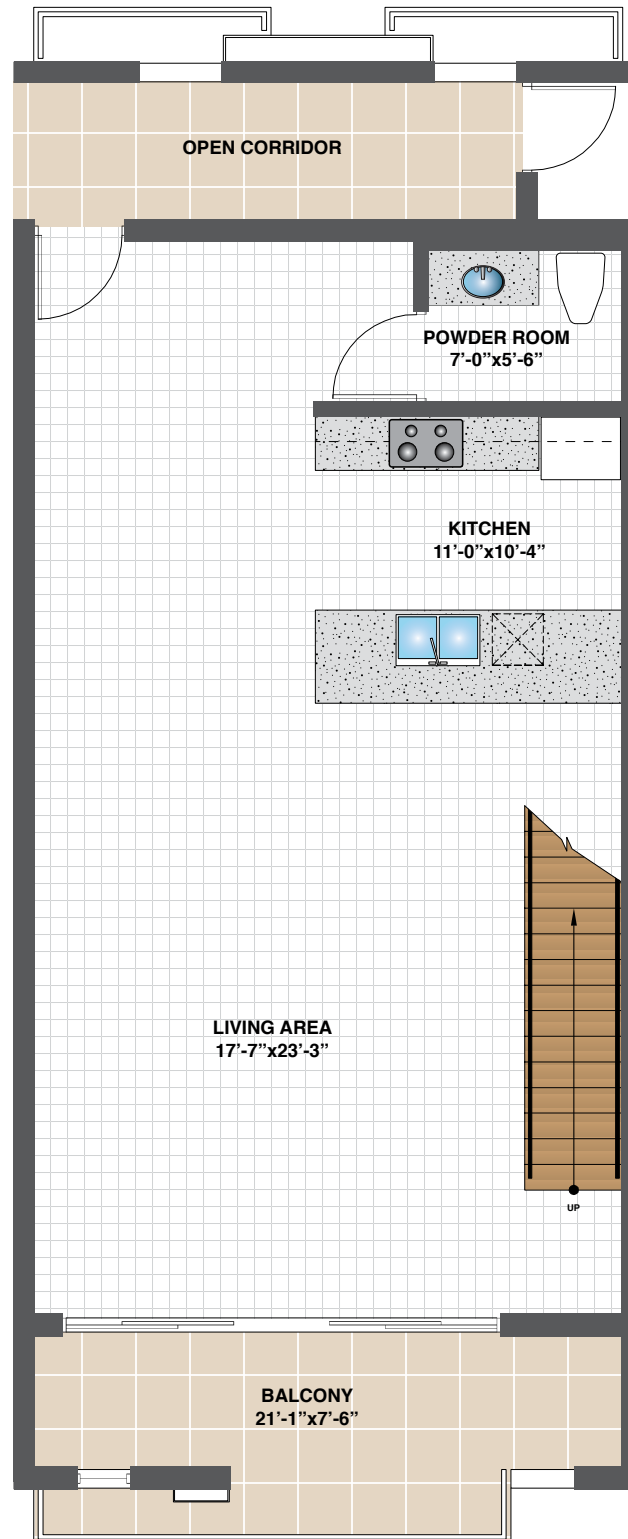


- FLORIDA STATE SYMBOLS:**
- Flower:* Blossom of the Orange Tree
 - Tree:* Sabal Palm
 - Bird:* Mockingbird
 - Animal:* Florida Panther
 - Reptile:* American Alligator
 - Marine Mammal:* Manatee
 - Saltwater Fish:* Sailfish
 - Stone:* Agatized Coral
 - Beverage:* Orange Juice

MODEL D - EAST

2 Bedroom, 2.5 Bath
Den/Bedroom Option + Garage

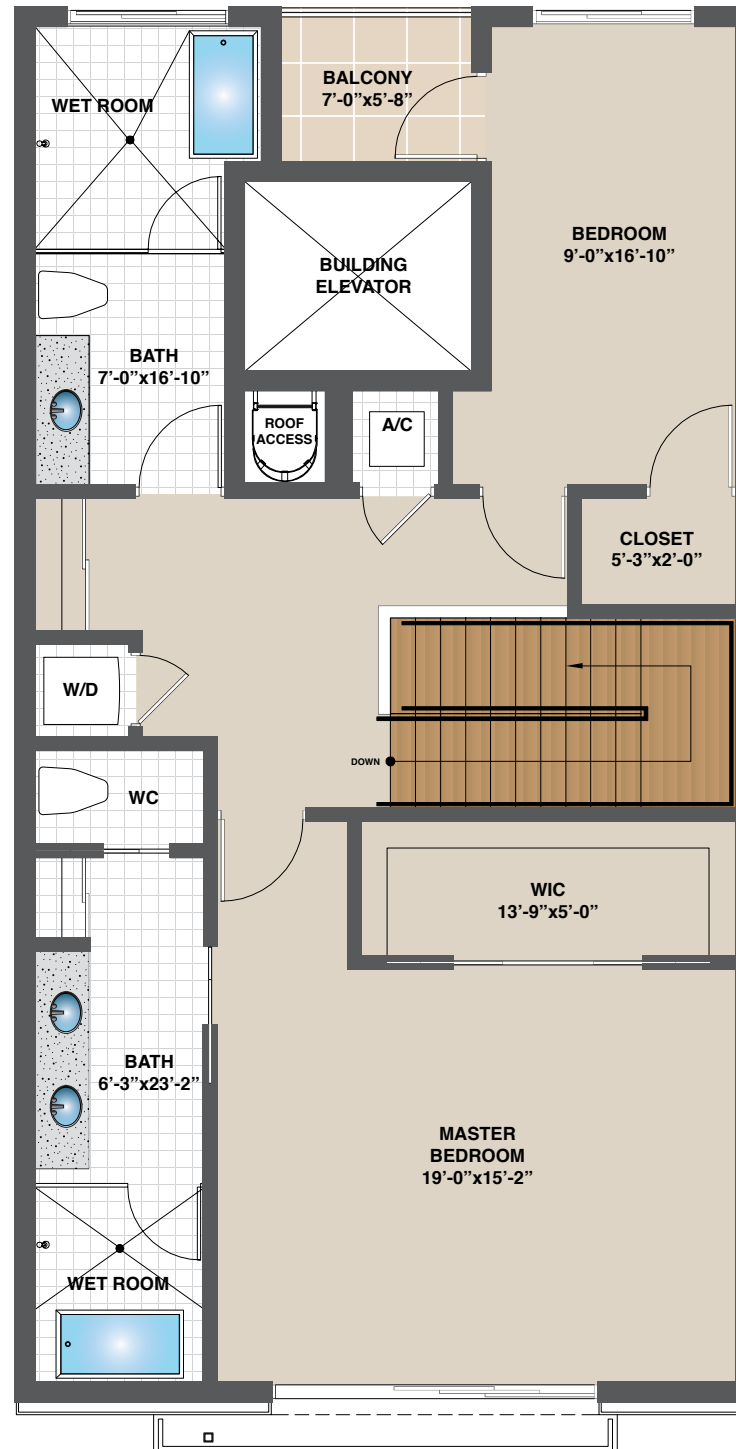
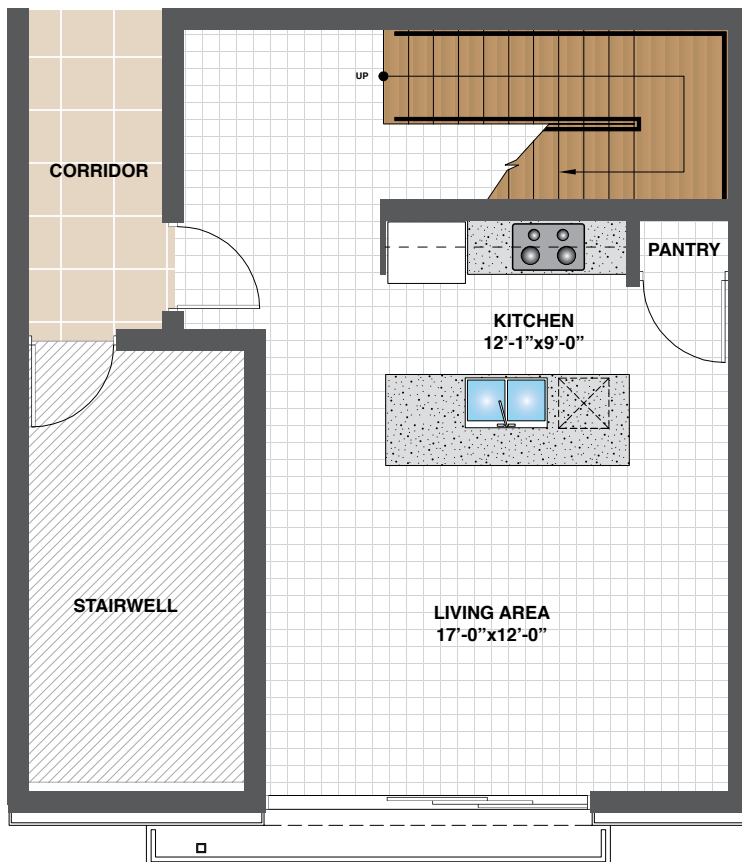
1,975 A/C sq. ft.
2,349 Total sq. ft.



MODEL E - EAST

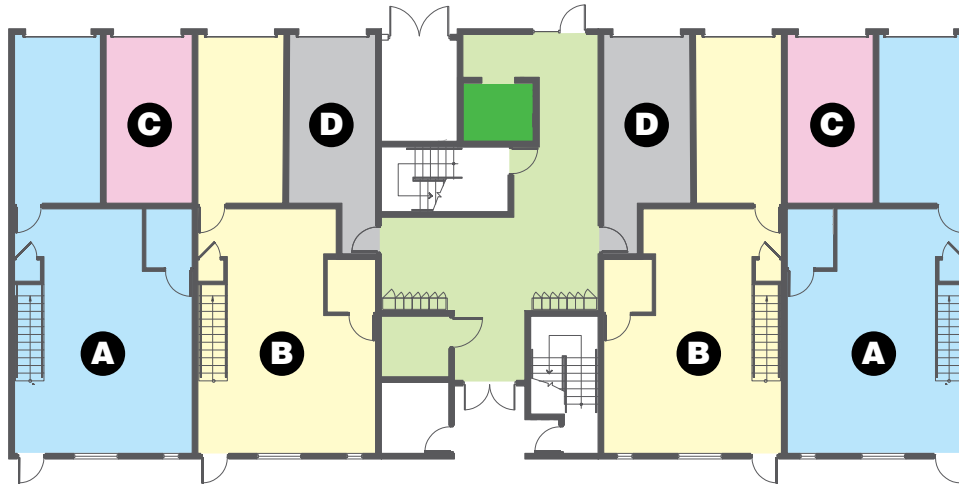
2 Bedroom, 2 Bath
(No Garage)

1,771 A/C sq. ft.
1,811 Total sq. ft.

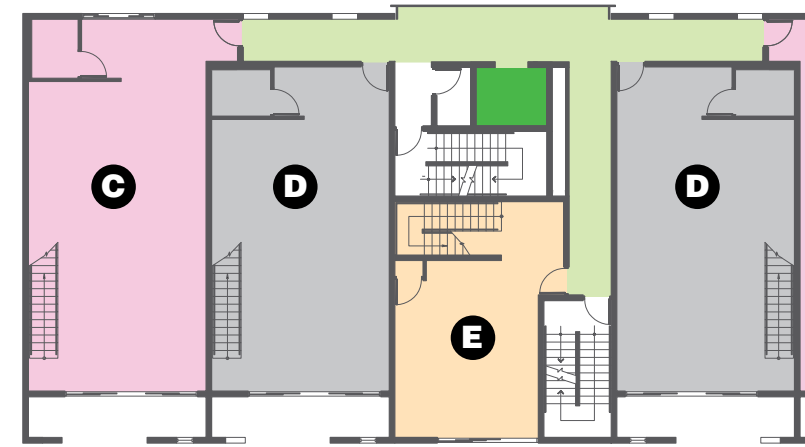


*A dozen cruise lines sail 45
cruise ships from Port Everglades
carrying approximately 3.7 million
people a year*

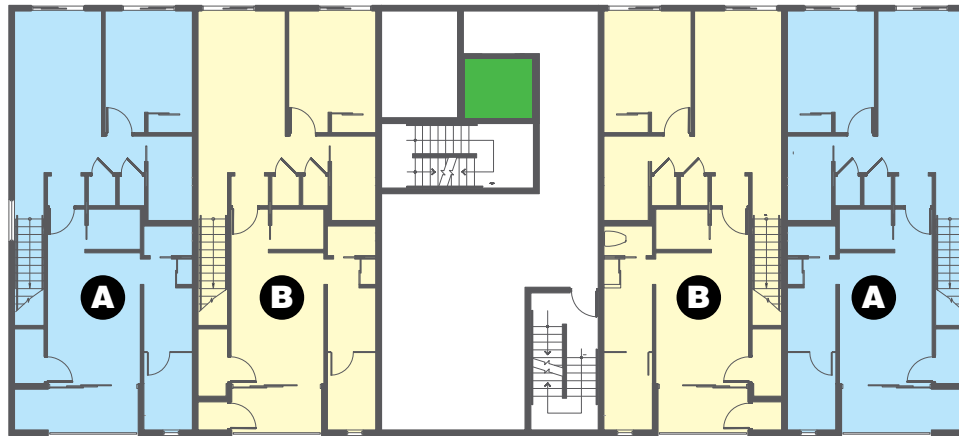
FIRST FLOOR



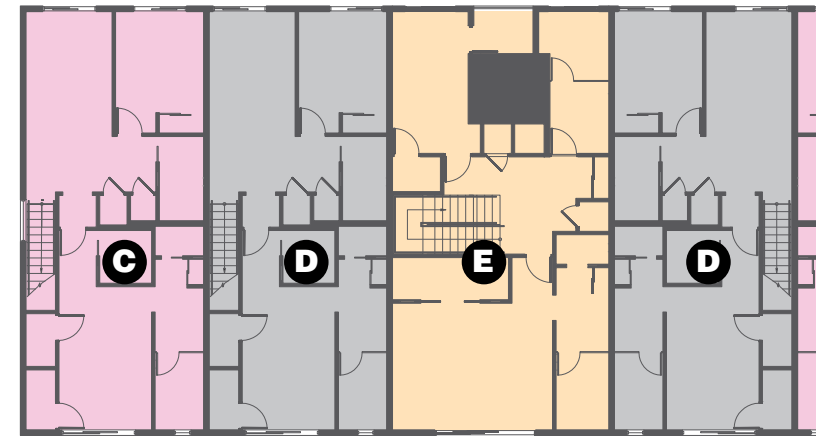
THIRD FLOOR




SECOND FLOOR




FOURTH FLOOR




EAST BUILDING COMMON AREA & GARAGE ACCESS DIAGRAM

 Common Area, Lobby and Access to Homes


 Elevator

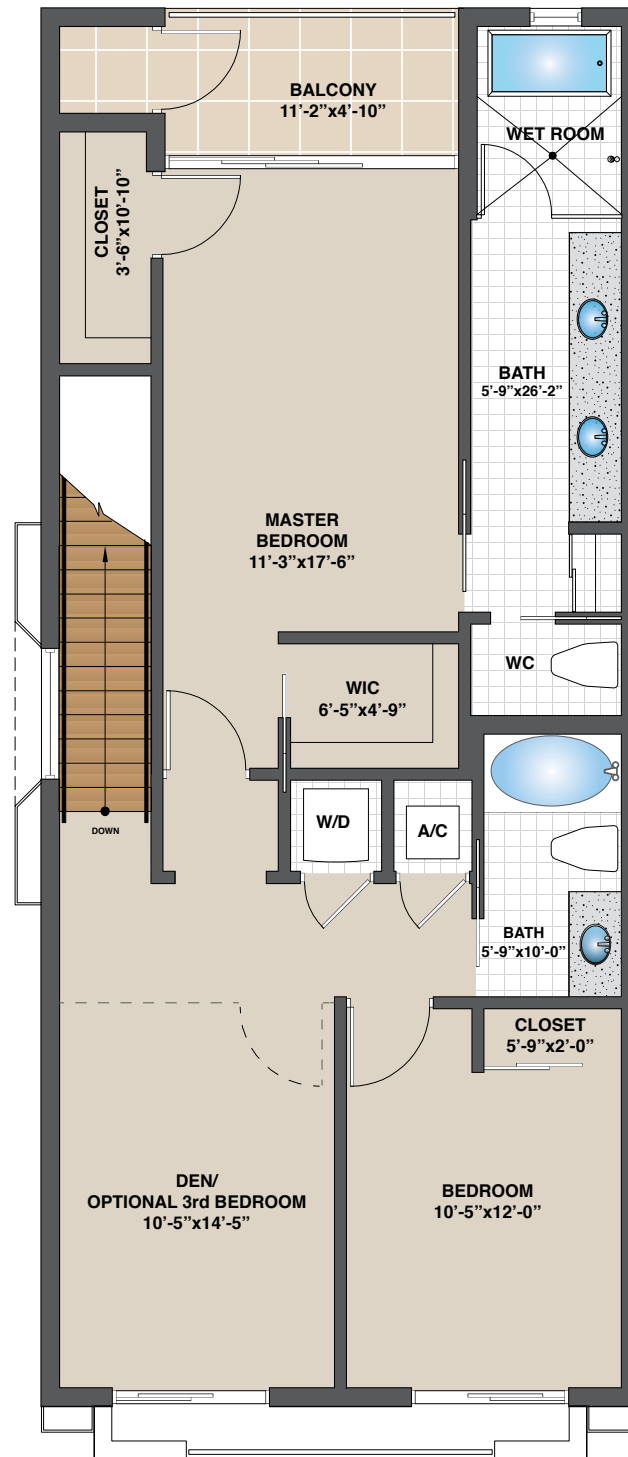
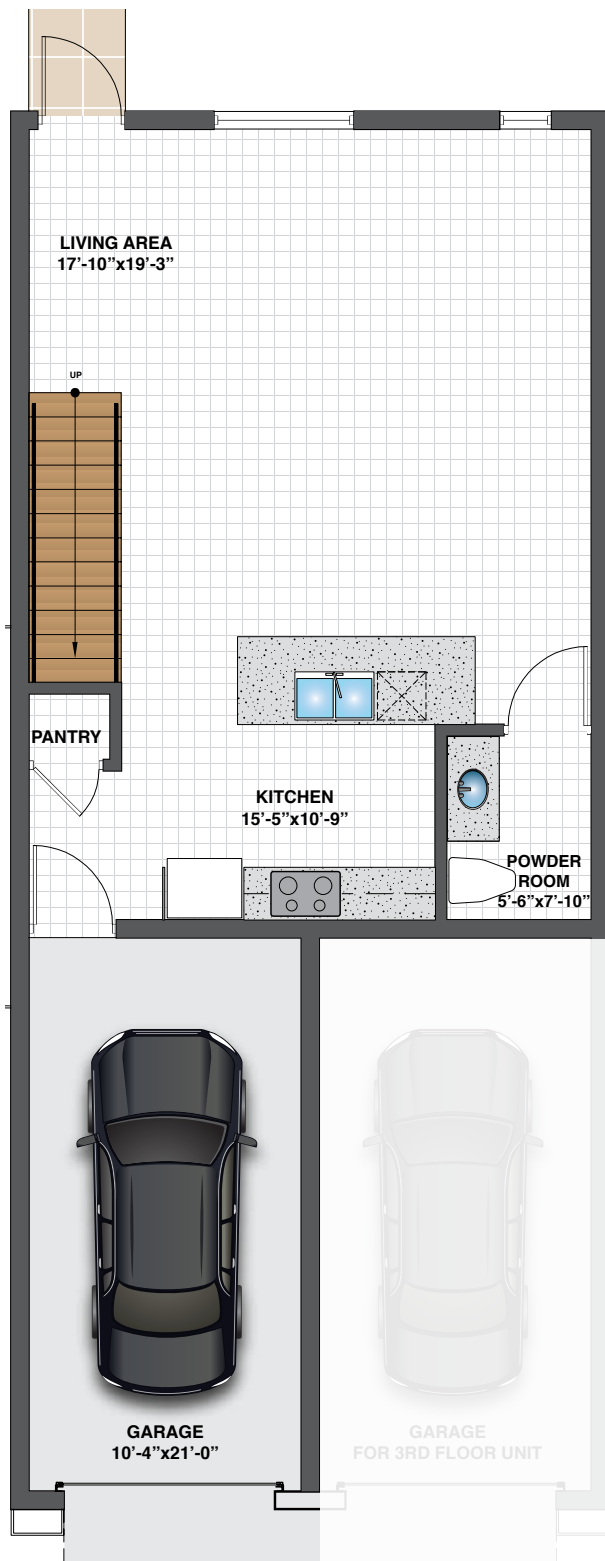
 Model A
Direct Access into Model from Garage

 Model B
Direct Access into Model from Garage

 Model C
Exterior Access into Lobby

 Model D
Direct Lobby Access from Garage

 Model E – No Garage
Exterior Access into Exterior Parking



MODEL A - WEST

2 Bedroom, 2.5 Bath
Den/Bedroom Option + Garage

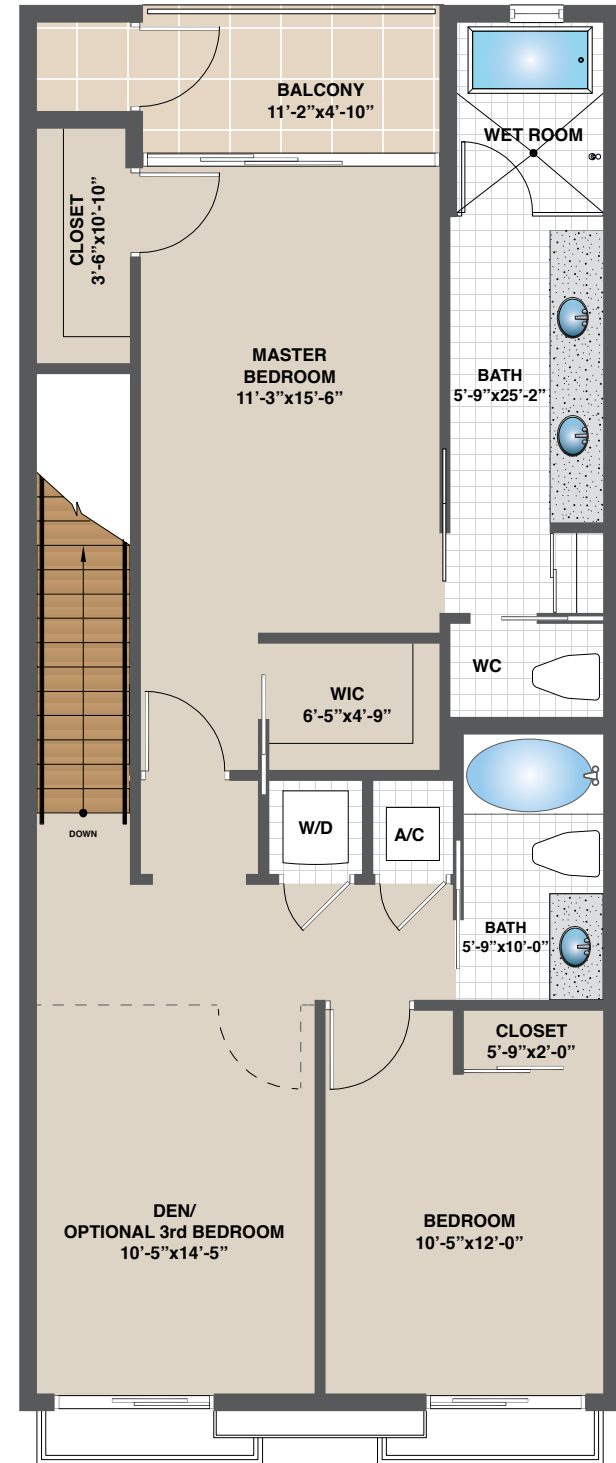
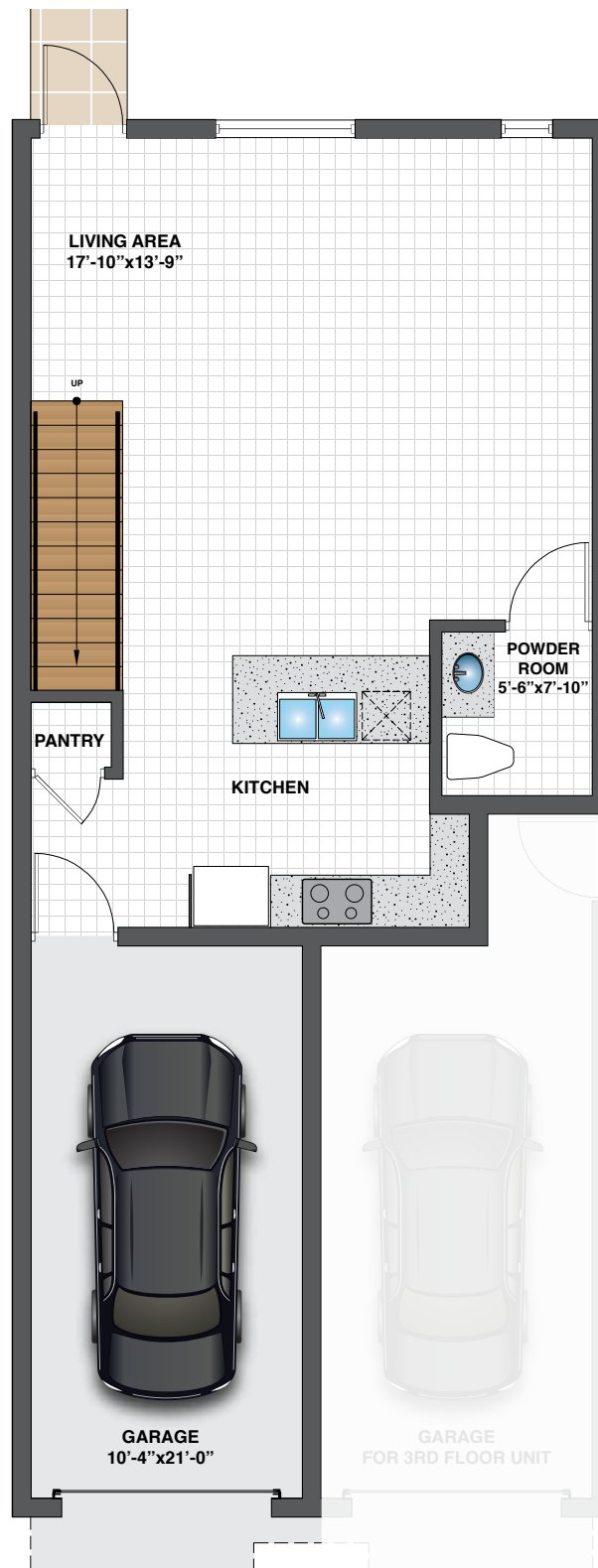
1,874 A/C sq. ft.
2,204 Total sq. ft.

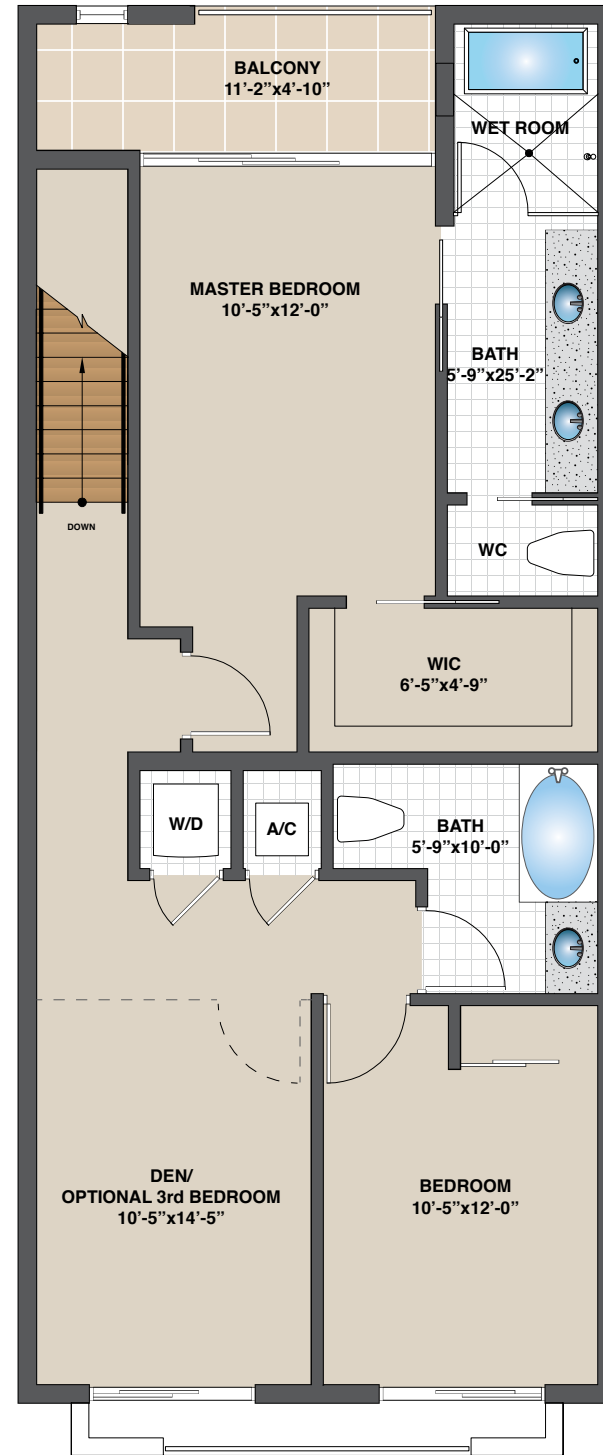
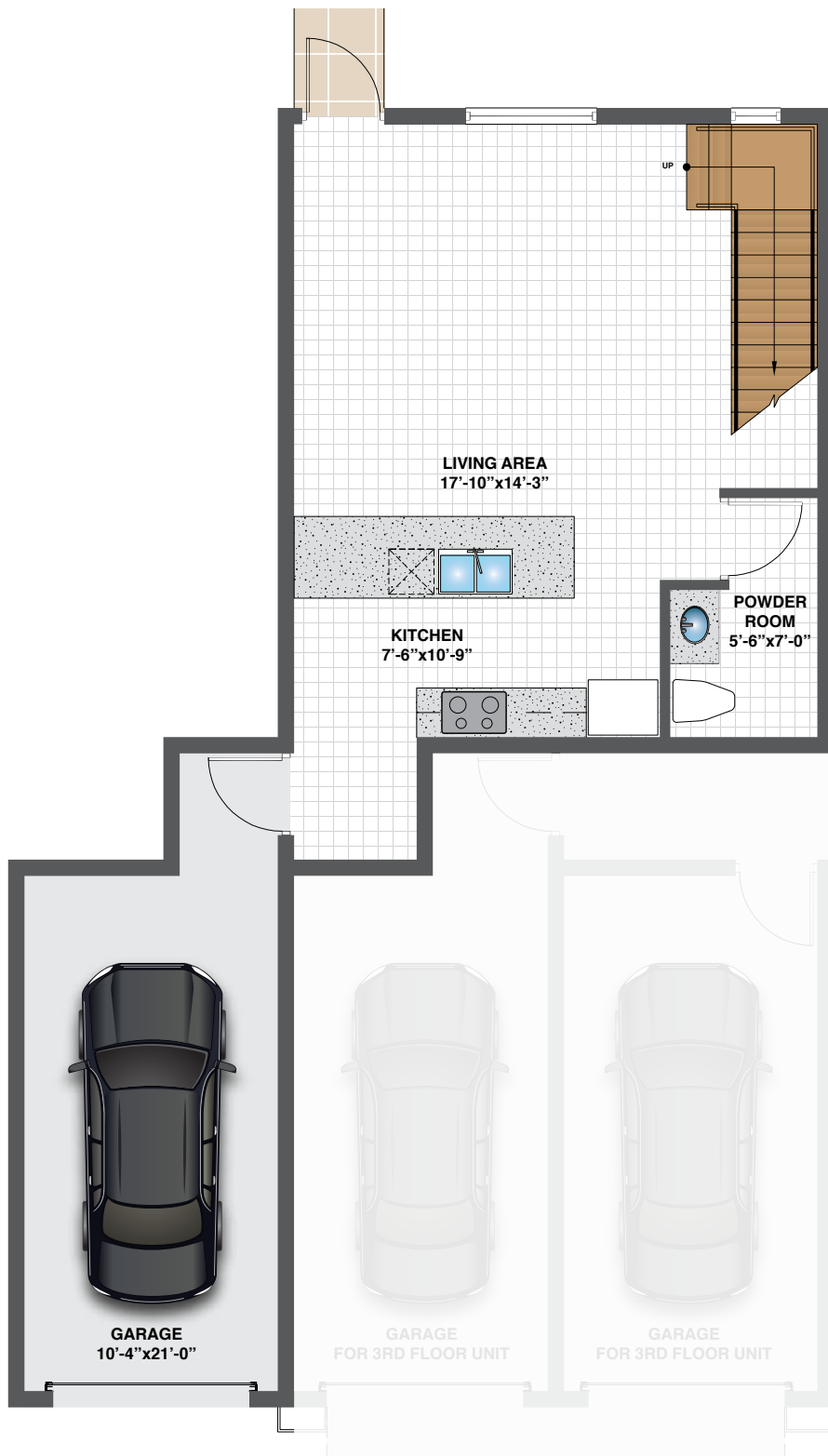
Fort Lauderdale's public beach is one of the most famous in the world, and one of the most visited in Florida with over five million visitors each year.

MODEL B - WEST

2 Bedroom, 2.5 Bath
Den/Bedroom Option + Garage

1,825 A/C sq. ft.
2,147 Total sq. ft.





MODEL C - WEST

2 Bedroom, 2.5 Bath
Den/Bedroom Option + Garage

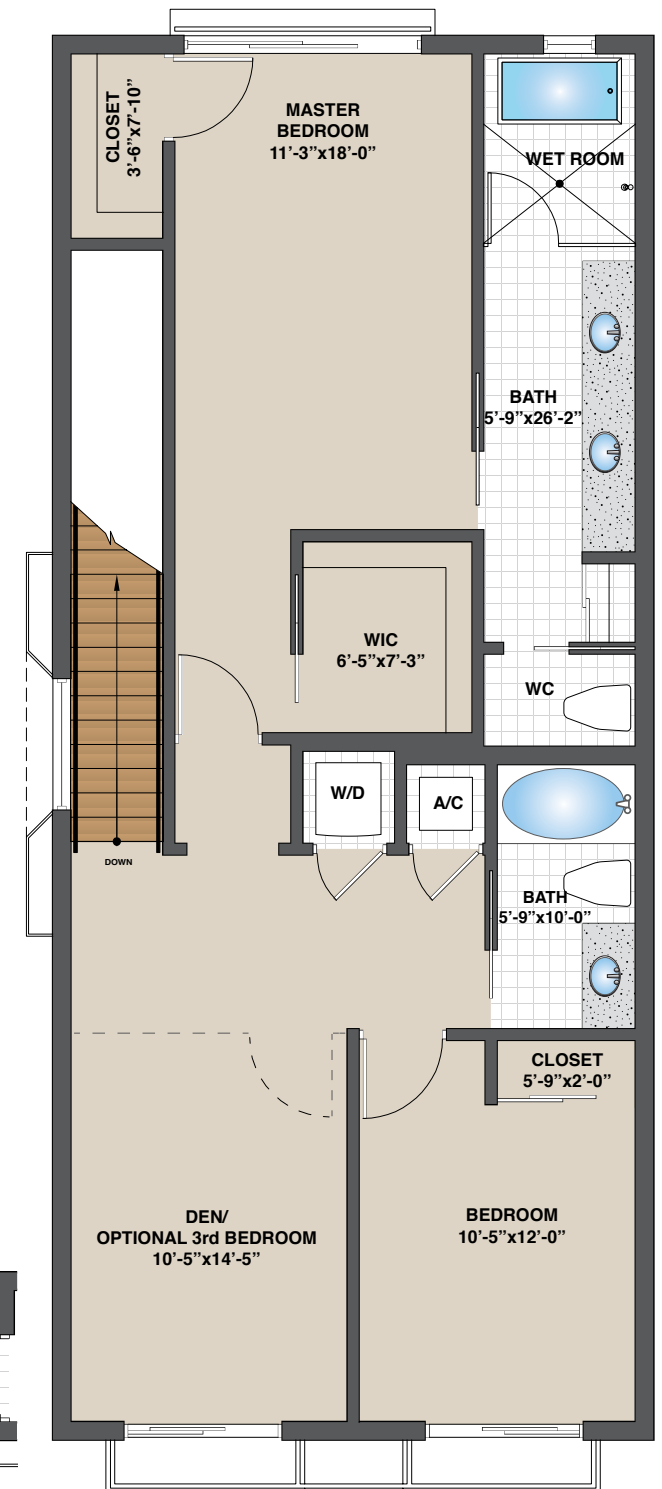
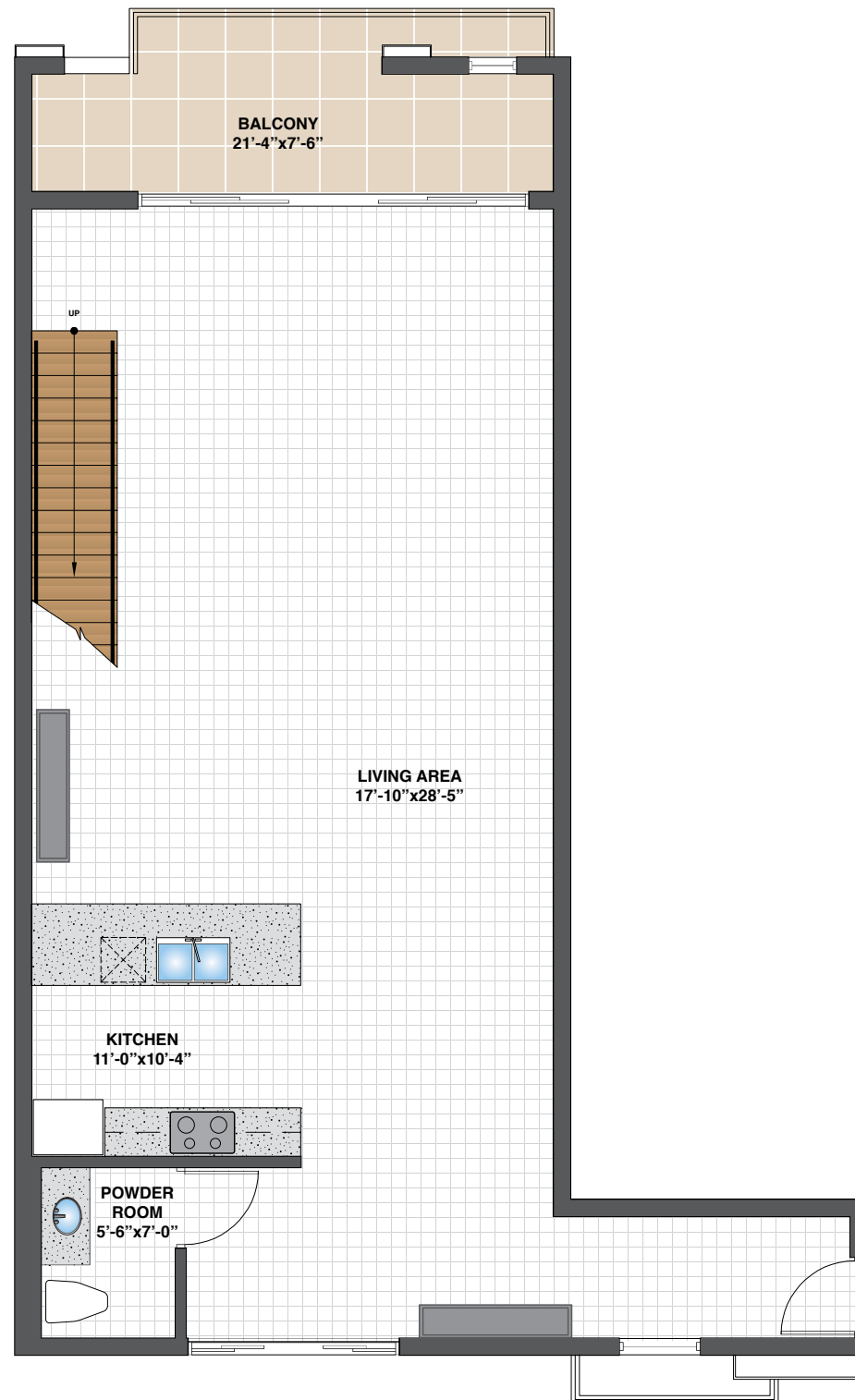
1,767 A/C sq. ft.
2,113 Total sq. ft.

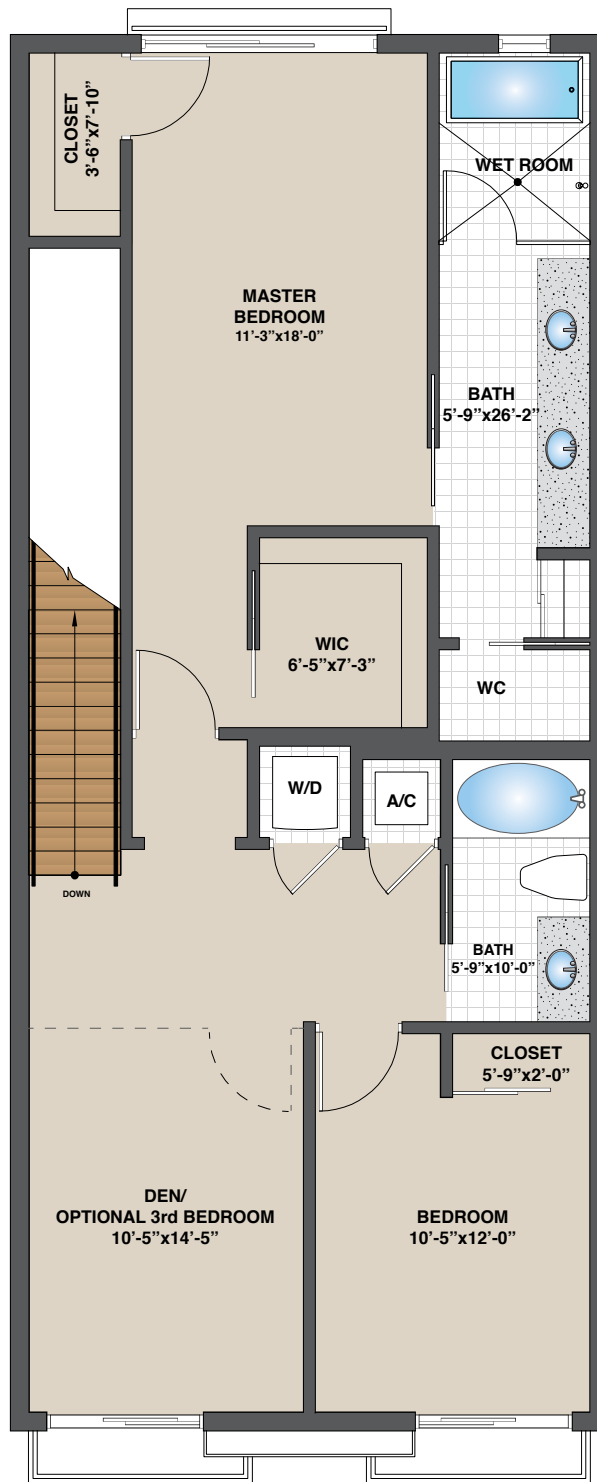
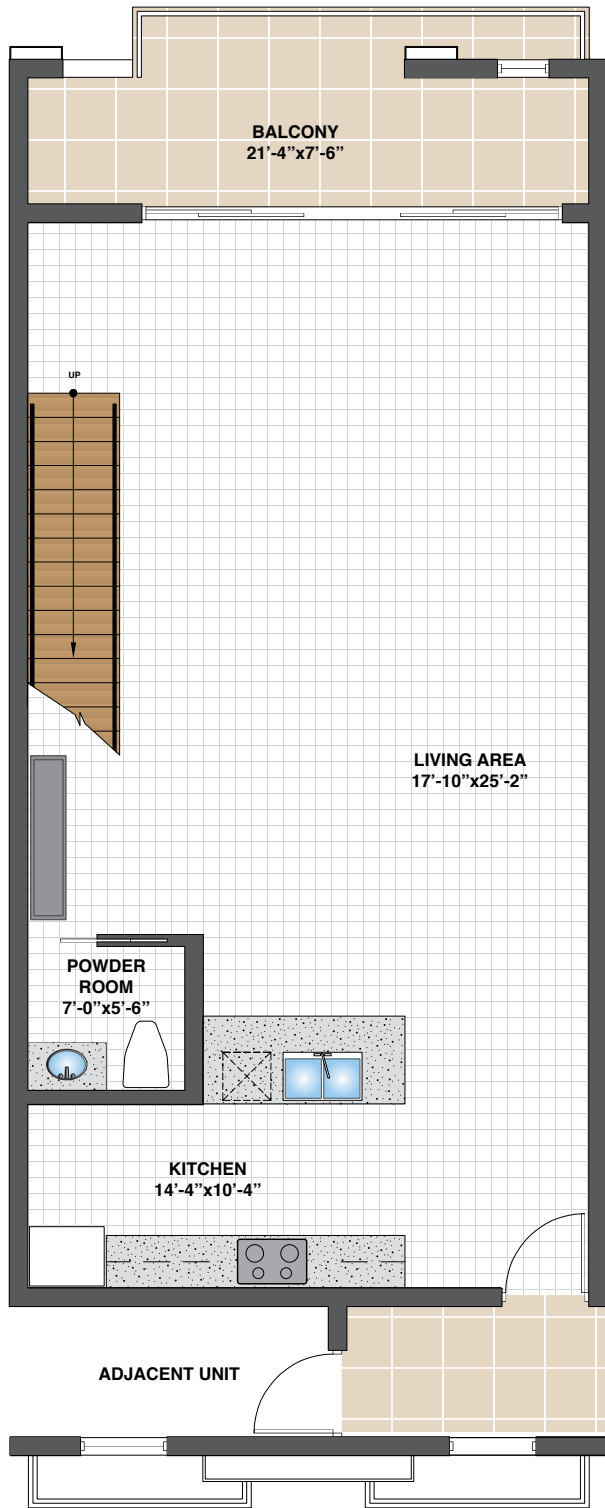
Just off Fort Lauderdale's 23 miles of beach is a three-tiered living coral reef system and more than 75 artificial reefs that have made this one of Florida's most popular dive destinations.

MODEL D - WEST

2 Bedroom, 2.5 Bath
Den/Bedroom Option + Garage

2,438 A/C sq. ft.
2,803 Total sq. ft.





MODEL E - WEST

2 Bedroom, 2.5 Bath
Den/Bedroom Option + Garage

2,202 A/C sq. ft.
2,591 Total sq. ft.

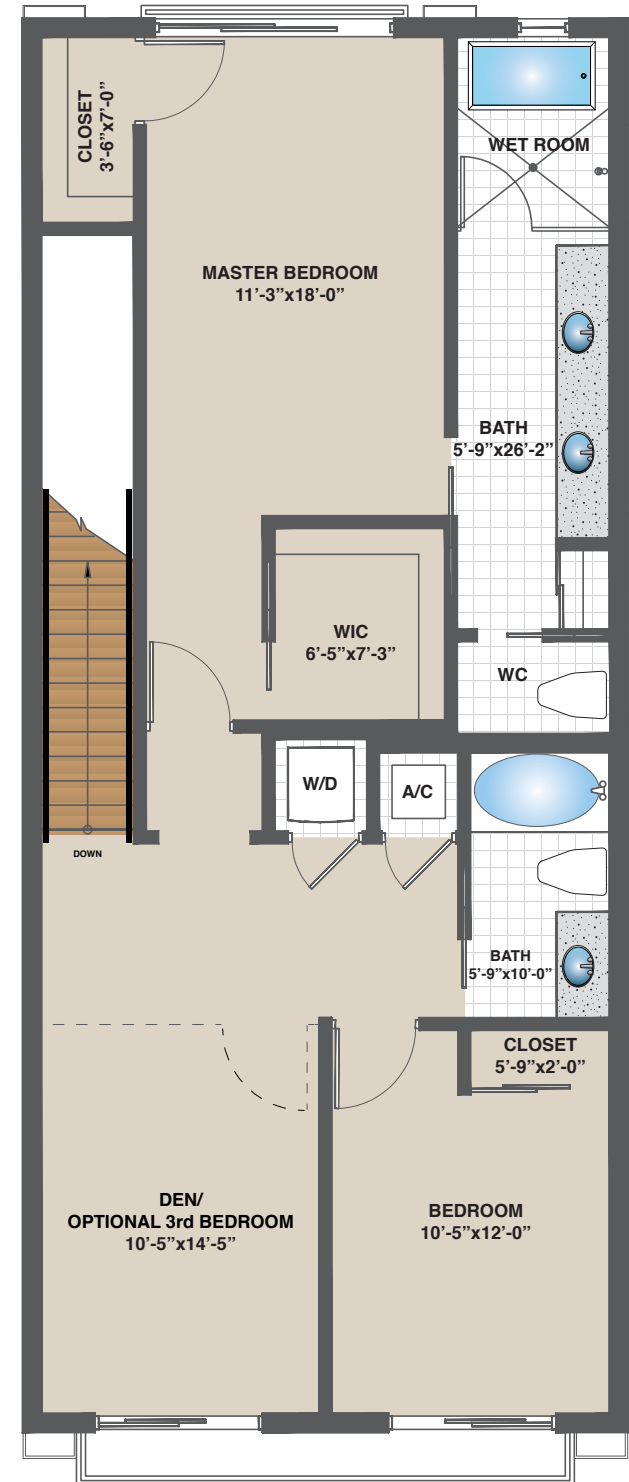
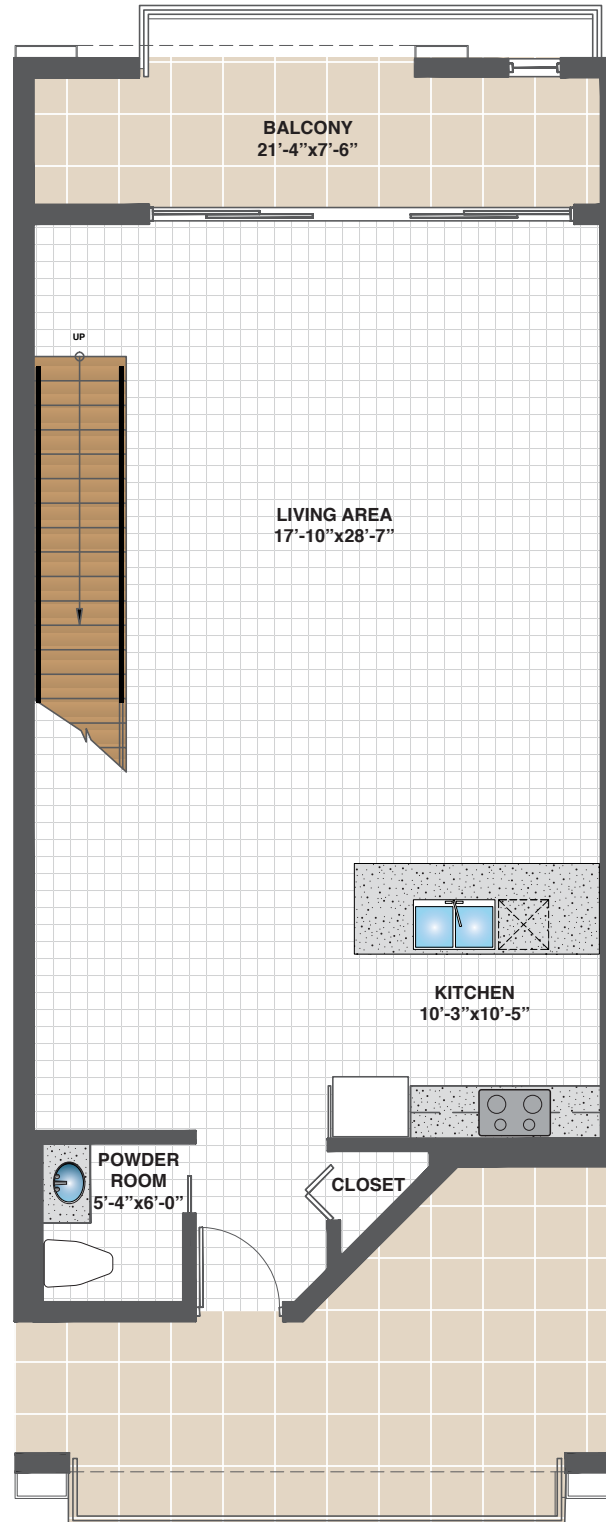


Florida has become the third most active gambling state in the U.S. Greater Fort Lauderdale is in many ways the epicenter of that activity and home to many renowned casinos including Seminole Hard Rock Hotel & Casino Hollywood, Gulfstream Park, the Isle of Capri Casino, Pompano Park Racing, and the Mardi Gras Casino and Poker Room

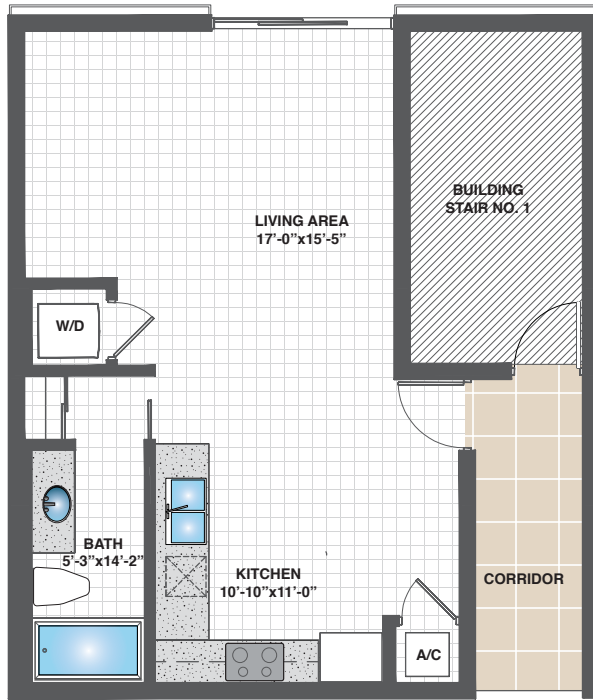
MODEL F - WEST

2 Bedroom, 2.5 Bath
Den/Bedroom Option + Garage

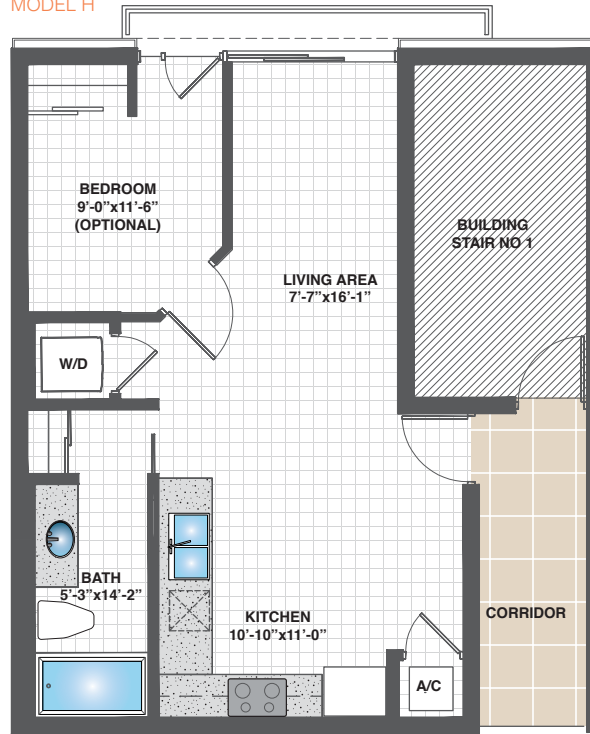
2,163 A/C sq. ft.
2,526 Total sq. ft.



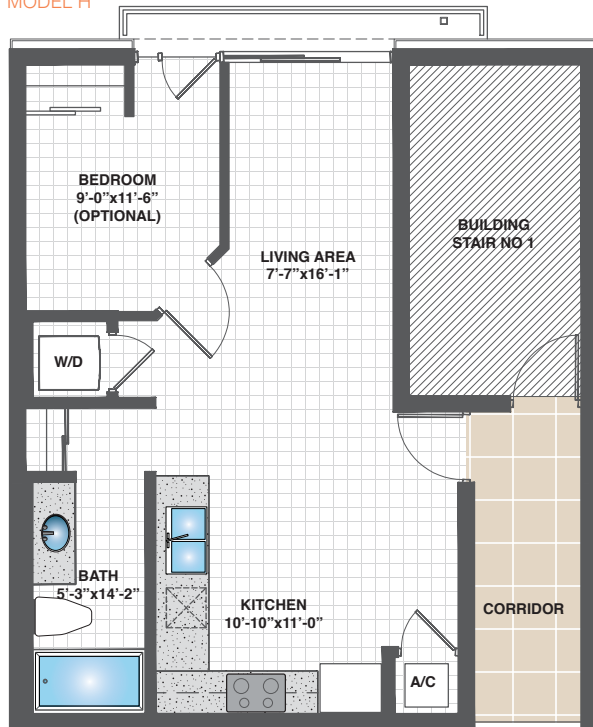
MODEL G



MODEL H



MODEL H



MODEL G - WEST

Studio | 590 Total sq. ft.
(No Garage)

MODEL H - WEST

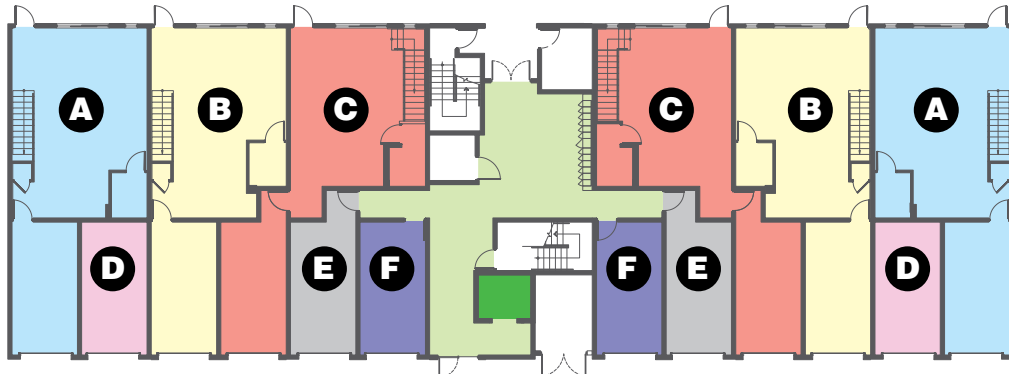
Studio | 590 Total sq. ft.
(No Garage)

MODEL I - WEST

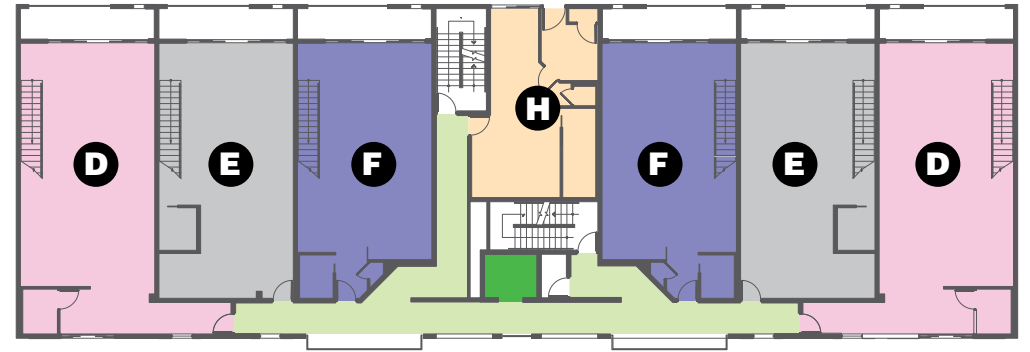
Studio | 590 Total sq. ft.
(No Garage)

Six beaches (Fort Lauderdale, Hollywood, Deerfield Beach, Pompano Beach, Dania Beach & Lauderdale-by-the-Sea) are Blue Wave Certified by the Clean Beaches Council.

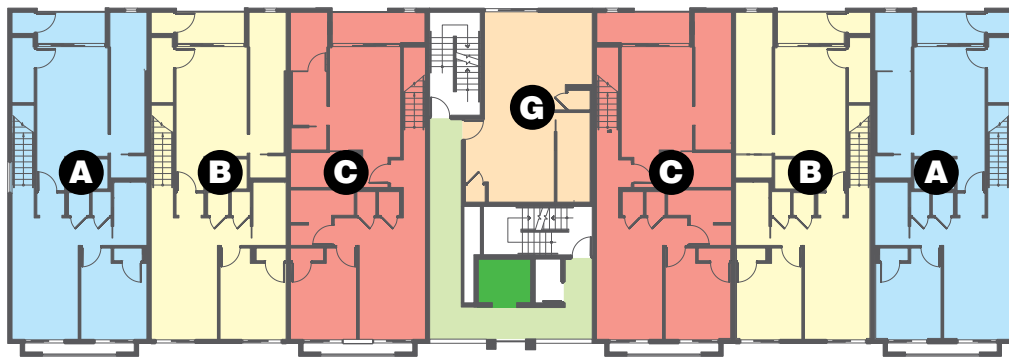
FIRST FLOOR



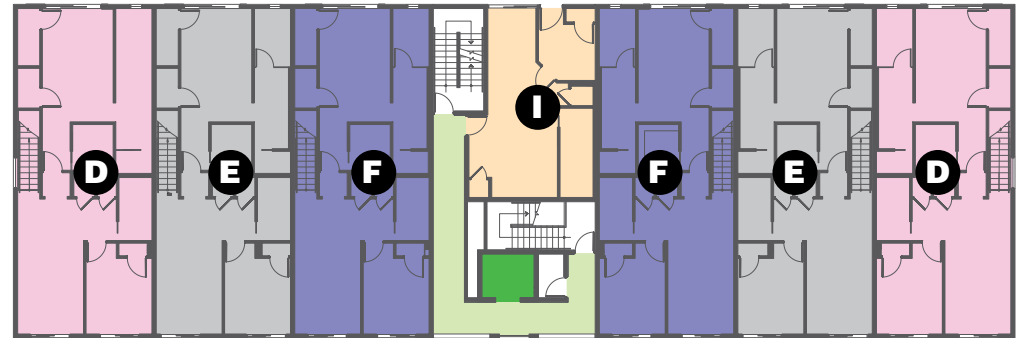
THIRD FLOOR



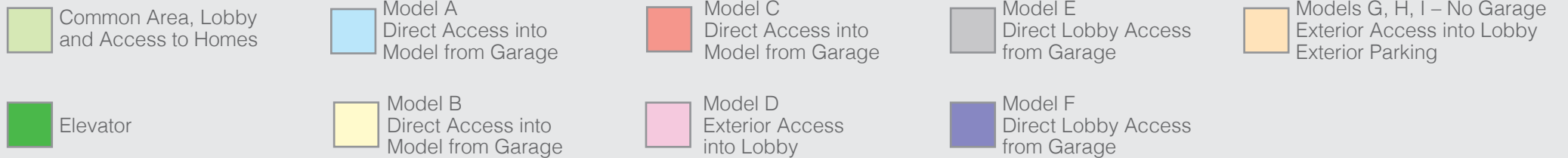
SECOND FLOOR



FOURTH FLOOR



WEST BUILDING COMMON AREA & GARAGE ACCESS DIAGRAM



CLOSE TO EVERYTHING YOU LOVE ABOUT FORT



LAUDERDALE



- 1 The Galleria Mall at Fort Lauderdale
- 2 Fort Lauderdale Beach
- 3 Downtown Fort Lauderdale
- 4 Museum of Discovery & Science/IMAX
- 5 Hugh Taylor Birch State Park
- 6 Holiday Park
- 7 Broward College
- 8 Parker Playhouse
- 9 Gateway Theater
- 10 Bonnet House Museum & Gardens
- 11 Port Everglades (Cruise Ship Departure)
- 12 Broward County Convention Center
- 13 Bahia Mar Shops
- 14 Las Olas Boulevard
Many sophisticated shops and restaurants
- 15 Fort Lauderdale Public Library
- 16 Hollywood/Fort Lauderdale Int. Airport
- 17 Publix Supermarket(s)



COMMITTED TO EXCELLENCE FOR OVER 50 YEARS

For nearly six decades, SobelCo has distinguished itself as an innovative leader in the development of commercial, residential and retail spaces nationwide. A family owned and operated business, SobelCo was founded by Sam Sobel in Southfield, Michigan in 1958. Just like its products, the company was built upon the principals of quality workmanship and top-notch service, all while upholding the highest possible standards of ethics and integrity.

SobelCo is driven to create products with optimal aesthetics, functionality and durability. That tradition of excellence continues in every SobelCo development, significantly boosting the value of the surrounding community.

With residential operations headquartered in Boca Raton, Florida, SobelCo has been recognized as a Top 25 Builder in South Florida. Its diverse and impressive South Florida residential portfolio includes Venice Harbor, Bridgewater Villas, Barefoot Beach, and Galleria Lofts; as well as Southwest Florida's large scale, luxury townhome communities of Villa Medici and The Preserve at Bristol Pines.

Renowned for developing complex projects of any scale, SobelCo's highly-regarded work also extends across the country into California, Colorado, Michigan, New Jersey, Delaware and South Carolina.







GALLERIA
LOFTS



SOBELCO

Plans, elevations, specifications, features, colors, designs, dimensions and materials are all subject to availability, and subject to change or substitution at any time and without notice. SobelCo expressly reserves the right to make modification, revisions and changes as may be required for lot fit or by governmental bodies and law, or other reasons as set forth in the Purchase Agreement. Illustrations of elevations and plans are artist's depictions only. Plans are only for illustrative and conceptual purposes, are not to scale, and may be the reverse (mirror image) of those shown. The drawings and floor plans in this brochure should not be relied upon, express or implied, for the final detail, feature or dimensions of any home. All measurements, including, but not limited to, room dimensions, balconies, porches and ceiling and wall heights are approximate and may vary from those shown as a result of, among other things, (i) the elevation and home-site selected, and/or (ii) construction materials, construction practices, field conditions and flooring thickness. Square footages are approximate and are measured from the outside of exterior walls. In production, plans and elevations may vary in precise details and dimensions, and may not actually be constructed as shown. The fixture shapes shown are graphical in nature and are not necessarily indicative of a particular style or model. In addition, some features shown in the model homes may not be included in the purchase price of the home as quoted. Please consult your sales representative and refer to the Purchase Agreement in order to determine which features, specifications and elevations are included in any home you may purchase. Stock photography includes stock images and is used to depict the spirit of lifestyle and not for specific references. Map is for illustration purposes, not to scale and for approximate location only. For exact locations consult a sales representative. CBC017578